

3. Northstowe new town

Designed to allow for the future phased growth of Northstowe as part of a comprehensive and planned new town, the Phase 1 development will also establish a vital new community at the outset.



Phase 1 Master Plan and Framework Master Plan

The Phase 1 master plan fulfils two distinct design objectives. Firstly, to function with a reasonable degree of self-containment with access to employment, local services, recreation and education and other amenities. At the same time, the layout allows for the future phased growth of Northstowe as part of a comprehensive and planned structure. As such, a Framework master plan has been prepared that sets out the strategic design principles for the whole town.

The combined Phase 1 master plan and FMP is illustrated opposite and demonstrates how the two layouts interlock and conform to guiding design principles common to both. It also illustrates that the distribution and composition of land uses within the Phase 1 scheme are complementary in the context of the final town structure. The guiding structuring principles can be summarised as follows:

- A central linear 'high street' and busway through the settlement replicates the linear development form characteristic of a number of the local settlements
- New connections acknowledge and re-establish former historic routes and remnant landscape structures
- Three main centres are located on key intersections of routes and are evenly spaced to create distinct walkable neighbourhoods. Primary schools are also positioned to maximise walking catchments. The town centre and secondary school are centrally located at the heart of the new community and to best serve existing communities. The location of the secondary school also allows good connections to the Phase 1 development to be established early on
- Regularly spaced greenways establish a strong landscape structure through the development
- Existing trees, drainage and historic features are acknowledged in the layout and retained as part of the new green infrastructure
- A gridded street pattern in the centre becomes more organic on the edge
- Activities, building heights and densities are concentrated on key routes
- Flexibility to change over time is inherent within the development form
- Pedestrians, cyclists and buses are given priority on streets
- Natural play, food production and traffic calmed streets will be prevailing characteristics of the new community
- An attractive and connected linear green corridor will be established along the boundary to the settlements of Oakington and Longstanton

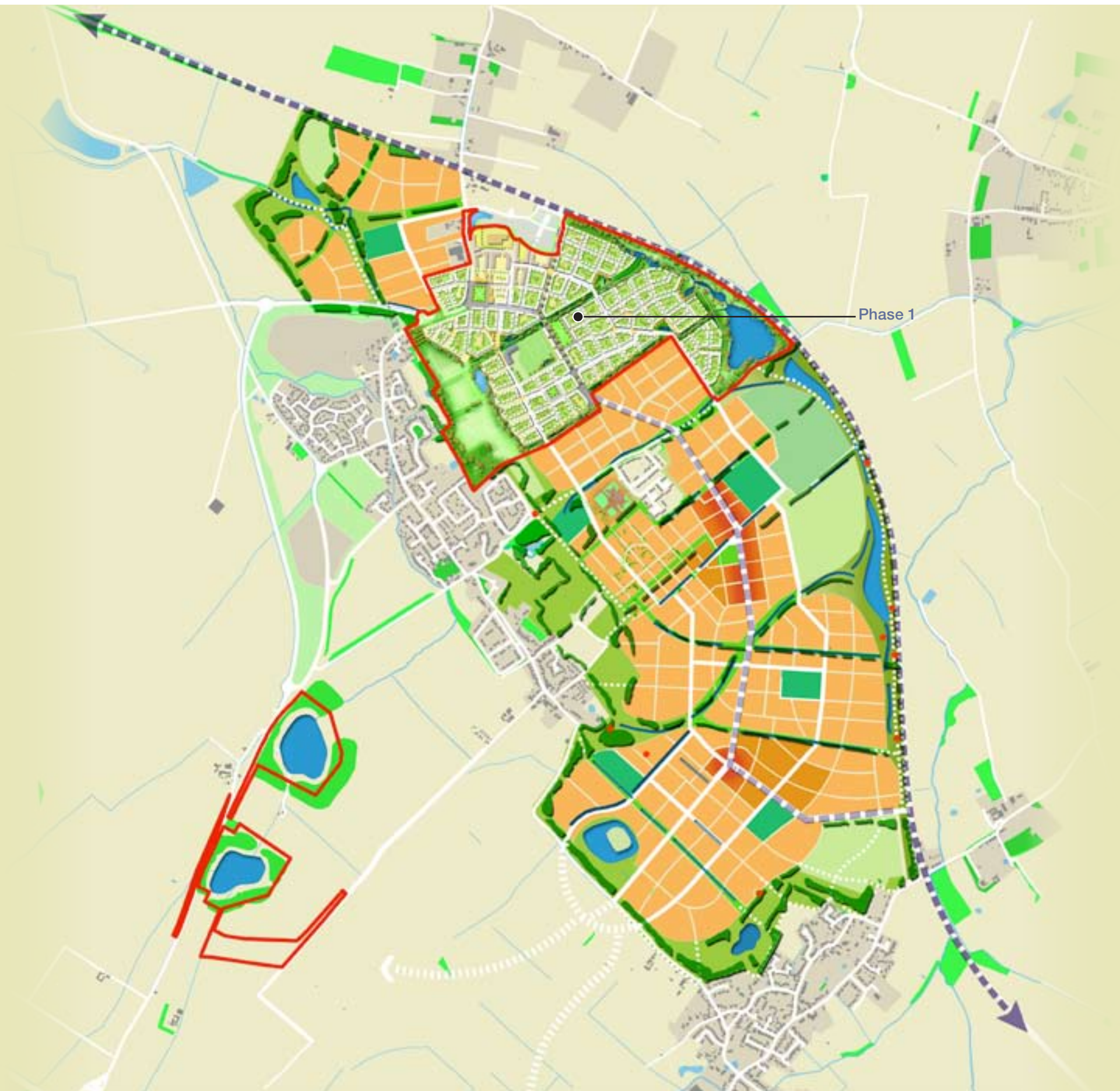


Figure 3.1 Annotated Framework master plan with Phase 1 inset

Figure 3.2 Structuring principles for the future growth of Northstowe

The following series of thematic diagrams illustrate how the Phase 1 master plan can expand in the future to become a coherent and legible new town.



Street network and non-vehicular connections



Cambridgeshire Guided Busway and associated dedicated busway route



Centres and employment zones



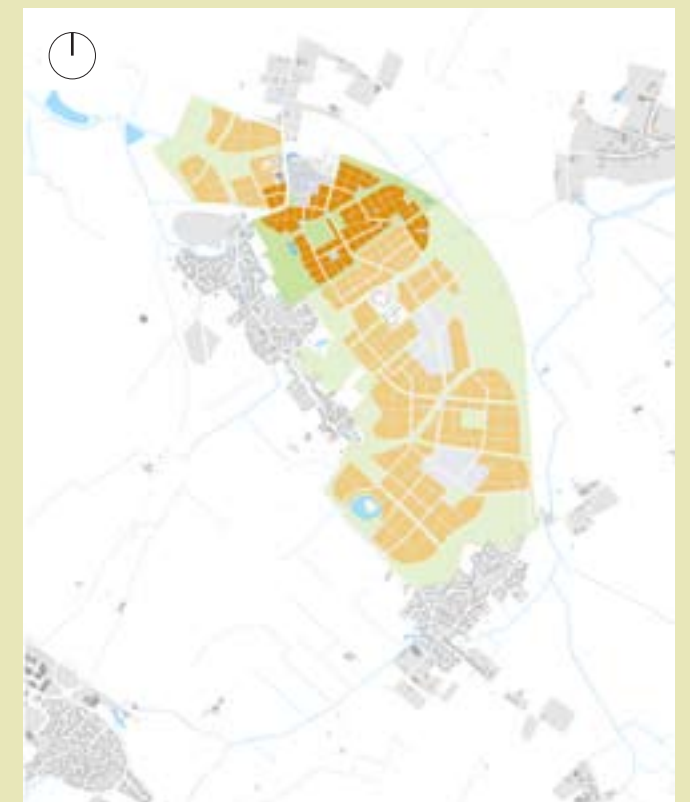
Landscape structure and open space



Primary and secondary schools



Sports hubs



Residential zones